



ATHENA QUAYS

HOPE ISLAND



## WELCOME



Welcome to the newest story from Aníko Group. Our fourth project in Hope Island illustrates our firm belief and commitment to this fantastic precinct. We are excited to deliver another community of new homes that will form a vital part of the wider regeneration of this area.

The rapid sell-out of our first three projects on Hope Island – No.1 Grant Avenue, Athena Residences, and 35 Grant Avenue – has inspired us to write a new chapter. To those who dream of joining this thriving neighbourhood, we endeavour to provide access to luxurious living to every person who walks through our door.

Aníko continues to be steadfast in our commitment to helping transform neighbourhoods and the way we live through considered, intelligent, and unexpected design. From investment in unparalleled waterfront sites to the way we build and value-engineer our projects, we continually strive to be at the forefront of offering unrivalled amenities. We want to ensure that your investment with us at Aníko is a safe and confident purchase.

We invite you to start your Aníko journey with us today at Athena Quays – a place built by locals for all to enjoy.

Best Regards,

A handwritten signature in blue ink, appearing to be 'G. Mastrocostas'.

GEORGE MASTROCOSTAS  
Managing Director  
Aníko Group

ATHENA QUAYS

# Where world class *facilities* and impeccable *design* meet

THE PERFECT BACKDROP TO CITY LIVING

Athena Quays is where world-class facilities and impeccable design meet in a unique 9300 square metre waterfront site with views towards the Broadwater and surrounding waterways.

This highly sought-after residence provides the perfect backdrop to city living with its enviable central Hope Island location. Find yourself surrounded by world-class golf courses – including the Links Hope Island – and fashionable shopping enclaves such as Hope Island Marketplace, Westfield Coomera, and The Marina Village at Sanctuary Cove. Gourmet cafes, restaurants, and luscious green parks are also just a short stroll away.

When it comes to our residents' health and well-being, Athena Quays' impressive swimming pools, high-tech gym, and personal training suites are beyond compare.

Together, our award-winning team of visionaries, experts and craftsmen have gone to extraordinary lengths to bring Athena Quays to life. An undertaking of this magnitude requires blending specialist skill with radical thinking and a shared passion for all things luxury.

With Athena Quays, we've truly saved the best for last. As one of the only remaining sites on Hope Island, the opportunity to join this thriving neighbourhood has never been more alluring.



# *Undoubtedly* one of the Gold Coast's most coveted addresses

With a bird's eye view of the Broadwater and waterways, Athena Quays is unique in its close proximity to Brisbane and Surfers Paradise. This is undoubtedly one of the Gold Coast's most coveted addresses for those who harbour a desire for city living while still enjoying the peace and quiet.

A beautifully crafted home here is an opportunity to be a part of the fabric of this illustrious enclave where modernity meets luxury and functionality. Its enviable location provides a rare insight into the city's heritage, opening the door to the very best cultural and social experiences.

With Hope Island, Helensvale, and Coomera train stations just a short drive away, and the recently upgraded M1 motorway – Gold Coast and Brisbane city centres and airports are within easy reach.

- ① THE PINES GOLF COURSE
- ② SOVEREIGN ISLAND
- ③ SOUTH STRADBROKE ISLAND
- ④ PARADISE POINT
- ⑤ EPHRAIM ISLAND
- ⑥ COOMBABAH
- ⑦ RUNAWAY BAY
- ⑧ SEA WORLD
- ⑨ MARINA MIRAGE
- ⑩ MAIN BEACH
- ⑪ SOUTHPORT
- ⑫ HARBOUR TOWN
- ⑬ SURFERS PARADISE
- ⑭ COOLANGATTA AIRPORT
- ⑮ BROADBEACH
- ⑯ SICKLE PARK
- ⑰ 35 GRANT AVENUE
- ⑱ NO. 1 GRANT AVENUE
- ⑲ ATHENA RESIDENCES
- ⑳ HOPE ISLAND MARKETPLACE





ATHENA QUAYS  
HOPE ISLAND









# Stylish, *contemporary* architecture

Redefining how architecture styles look and adding a clever dash of modernism takes great skill and careful consideration. Blending luxury with cutting-edge design and vision is what we at Aníko do best.

For us, it is essential to keep the modernism and practicality of a building alive for generations to come.

The facade that forms the basis of Athena Quays and its 177 apartments have been exquisitely designed, and thoughtfully curated, to provide uncompromising contemporary living for the discerning urbanite.

It is a prime example of the lengths we go to, to ensure that each home blends effortlessly with the latest in technological innovation.

Masterfully crafted – both inside and out – this exclusive Hope Island property provides the perfect backdrop to modern life.







# Intelligently designed and delicately infused with *stylistic* and functional *elegance* for modern living

Each perfectly appointed luxury apartment is intelligently designed and delicately infused with *stylistic* and *functional elegance* for modern living.

Behind the contemporary facade, generously proportioned private residences are equipped with state-of-the-art luxuries and sumptuous design touches. Masterfully crafted from floor-to-ceiling, each alluring room setting is imbued with soft, muted colour palettes. Large-scale windows add to the sense of space and refinement, bathing the finely curated interiors in an abundance of natural light.



## KITCHEN

The contemporary kitchens are tailored to the size of each apartment. Each comes with seamless benchtops, modern European electrical appliances, and gas cooktops.



# *Harmonious* interiors

Guided by a love of design and contemporary craft, our talented interiors team travelled the world in search of exceptional accoutrements and precious materials to reflect Athena Quays' modern architectural style. Their meticulous research drew them to engineered stone and modern tapware.

In creating this unique Hope Island residency, we carefully considered each beautifully curated interior. Our alluring room settings are imbued with soft muted colour palettes and future-proofed with the latest technology. Against this elegant backdrop, Aniko's signature style and meticulous attention to detail can be seen in one-of-a-kind interiors.



## ENSUITE

All master en-suites feature modern white sanitary ware, with large format porcelain tiles to floors. LED illuminated mirrors, gunmetal grey tapware and towel rails are standard inclusions. Our luxurious Skyhomes exclusively offer a freestanding bathtub.











#### LUXURIOUS SWIMMING POOLS

Cool off with a dip in one of two marvelous swimming pools.



# *Luxurious amenities for modern living*

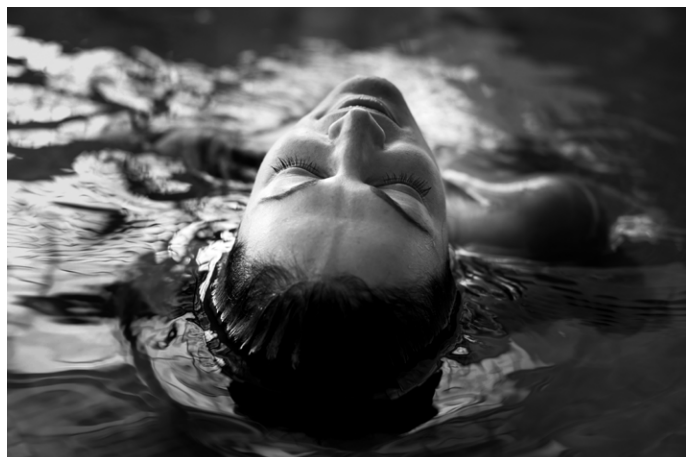
Our exclusive resident-only facilities are designed for those who insist on convenience, quality and luxury. From the secluded courtyard garden to a suite of private office facilities, Athena Quays' in-house amenities are second to none.

When it comes to contemporary urban living, we recognise the importance of nourishing the mind, body, and soul. As a result, our state-of-the-art private gym, two swimming pools, spa, and sauna will help you stay healthy and relaxed. The fully-equipped entertainment suite features a 14-seat private screening room, and a residents' lounge. And, thanks to dedicated on-site management, you're in good hands 24/7.



## OUTDOOR RECREATION & DINING WITH BBQ FACILITIES

Enjoy some solo time soaking up the sun rays, or entertain friends around the outdoor dining table and BBQ facilities.



#### OUTDOOR HEATED SPA

A heated spa offers the ultimate outdoor relaxation.



#### PET WASH BAY

Keep the furry members of your family happy and healthy in a dedicated pet wash bay.



#### PRIVATE SCREENING ROOM

A 14-seat screening and media room is the perfect place to catch a movie in style or invite your neighbours to watch the game.





#### SAUNA

Melt your tensions away in the sauna.



#### SECURE UNDERGROUND PARKING

Park conveniently on-site and relax knowing your car is secure.



#### ON-SITE MANAGEMENT

An approved property manager is available, providing peace of mind.



#### YOGA/ PILATES ROOM

Undo the stress of the day with a yoga or pilates session.





#### CHILDREN'S INDOOR PLAY ROOM

This safe and spacious area for children is a welcome choice. Fully visible from the Fitness Centre, parents can mind their children while they work out.



#### RESIDENTS' LOUNGE

The Residents' Lounge offers the perfect setting for intimate gatherings and functions.

## THE GOLD COAST'S AQUATIC PLAYGROUND



### SHOPPING, EATING, AND DRINKING

Food and drink lovers are catered for by a wealth of restaurants in the nearby Hope Island Marketplace, as well as neighbouring suburbs of Paradise Point and Sanctuary Cove.

Woolworths, within Hope Island Marketplace, is one of Queensland's largest, making your weekly grocery shop a definite highlight.

Coomera Westfield, the northern Gold Coast's biggest shopping complex, is just a 15 minute drive away. It features over 100 specialty stores and restaurants, including gyms, doctor surgeries, beauty salons, pharmacies, and more.



### SCHOOLS AND EDUCATION

From nurseries, primary and secondary schools, to TAFE colleges and universities, options for education in the area are plentiful.

In particular, there's Bond University with its world-leading degrees, as well as for primary, secondary and further education schools, with several gaining outstanding reputations.

Opened in 2013, the Gold Coast University Hospital was a \$1.8 billion project with a 750 bed medical facility which design allows for expansion to meet the growing health needs of the Gold Coast.



### SUMMER OLYMPICS 2032

In 2032, Brisbane will become home to the Games for the XXXV Olympiad. It will be the third Australian city to host after Melbourne (1956) and Sydney (2000).

Queensland's 2032 Olympic and Paralympic Taskforce found the Games could create around 130,000 direct jobs and tens of thousands of indirect jobs, particularly in tourism.

In its Value Proposition Assessment, it estimated the economic benefits of the Games for Queensland at around \$7.4 billion, with "social and community benefits" lasting potentially two decades.

The Gold Coast is predicted to double in population by 2050, driving the Gold Coast's economy for years to come.



**Population growth to 1.2 million\* by 2050**  
(From 598,955 people in 2018)



**561,000 new residents by 2050** (16,000\* people per annum)



**230,000 additional dwellings\* by 2050**



**181,000 additional full time equivalent jobs\* by 2050**  
(5,650\* additional jobs per annum)





Photographs 2 & 6 courtesy of DestinationGoldCoast.com

### PROPOSED HOPE ISLAND STATION

Hope Island station is one of three new three new rail stations being planned on the Gold Coast Line, and is set to transform the way we travel across all of South East Queensland – expanding options for easy travel within the Gold Coast, as well as to Brisbane.

To be located just six minutes by car from Athena Quays, the new Hope Island station will be equipped with nearly 200 car parks, kiss 'n' ride bays, bicycle lock-up enclosures, and bus stops, giving you multiple access options to get you on the move faster.



### M1 MOTORWAY COOMERA CONNECTOR

The Australian Government and Queensland Government have committed a total of \$1.53 billion to plan and construct Coomera Connector Stage 1 (Second M1) between Coomera and Nerang.

This will commence mid 2021 and will relieve pressure and increase safety on the M1, providing improved connections and accessibility to more transport options on the northern Gold Coast, as well as improving travel time between Brisbane and the Gold Coast.



ATHENA QUAYS IS JUST MOMENTS AWAY FROM MAGNIFICENT BEACHES, VIBRANT RESTAURANTS, CAFES AND BARS, WORLD CLASS UNIVERSITIES, HOSPITALS, AND SHOPPING CENTRES.



**Gold Coast Airport recorded 6.6 million passengers\***  
(In 2017–18, displaying 1.7% growth)



**Gold Coast is a major tourism hot spot with 13.12 million visitors in 2017\***



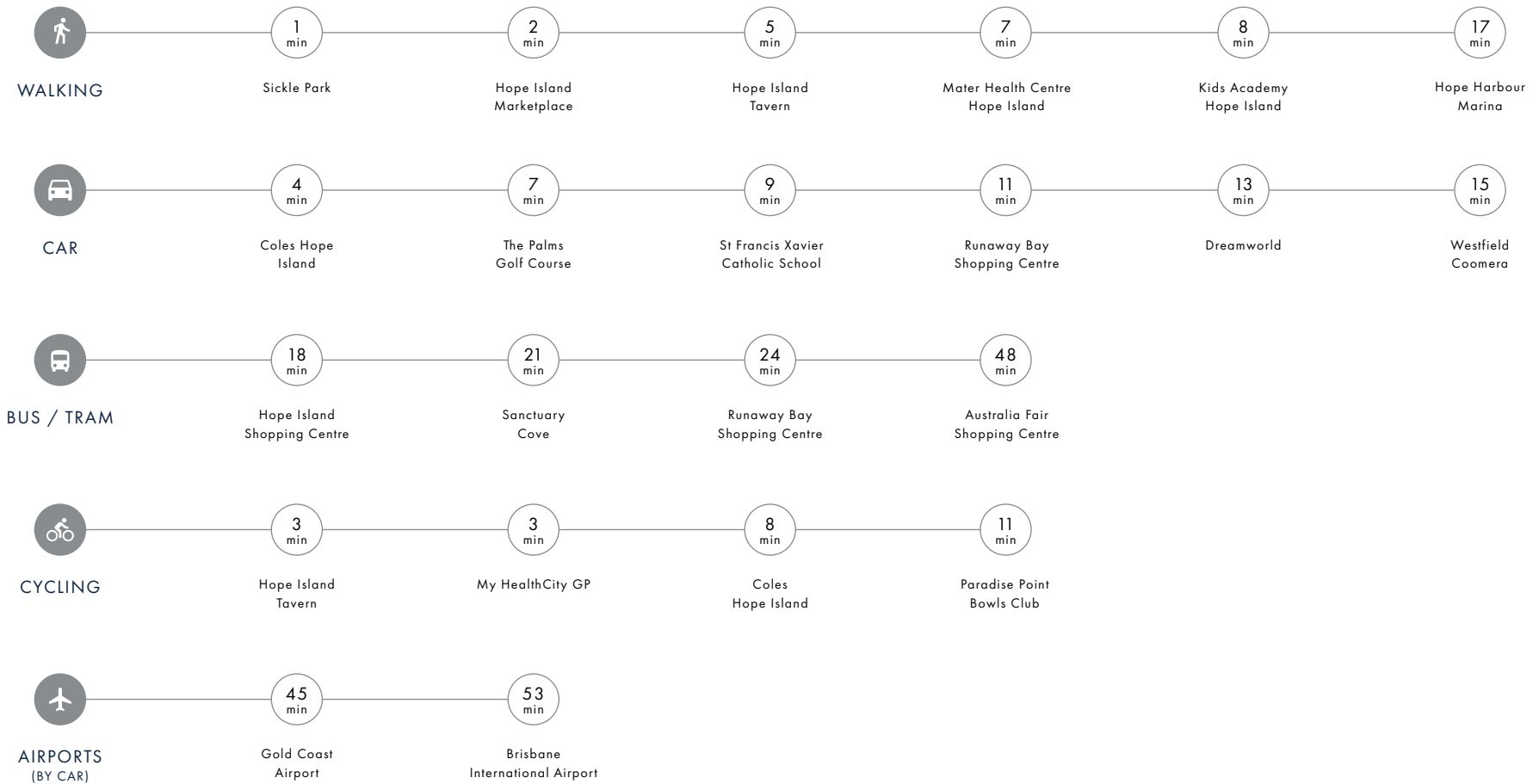
**Diverse & robust \$25.2 billion\* local economy**



**With \$3.424 billion\* in 2016–17, construction is the most productive industry**

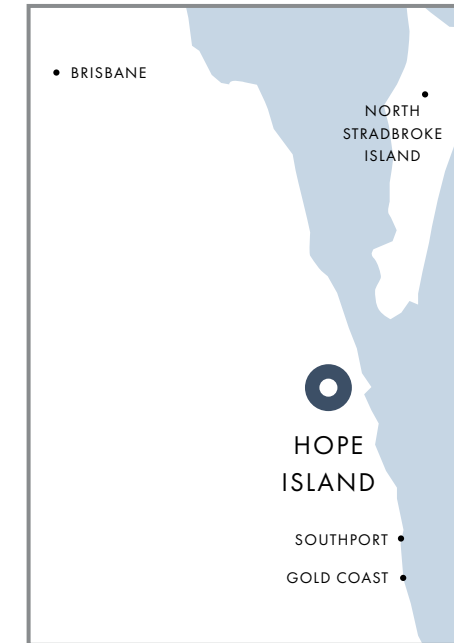
\* Sources: KPMG, Queensland Airports Limited, Tourism Research Australia & Economy.ID

## JOURNEY TIMES FROM ATHENA QUAYS



\*Times quoted are approximate and provided by Google Maps.





## CREATING SIGNATURE DEVELOPMENTS ON THE GOLD COAST



35 GRANT RESIDENCES  
HOPE ISLAND, GOLD COAST – EST. COMPLETION 2023



ATHENA RESIDENCES  
HOPE ISLAND, GOLD COAST – EST. COMPLETION 2023



NO. 1 GRANT AVENUE  
HOPE ISLAND, GOLD COAST – COMPLETED 2021



THREE72 MARINE  
LABRADOR, GOLD COAST – COMPLETED 2019



SOUTH LAKES  
VARSITY LAKES, GOLD COAST – COMPLETED 2017/18



THE LINK  
NUNDAH, BRISBANE – COMPLETED 2016



EAST QUAYS ONE  
HARBOUR QUAYS, GOLD COAST – COMPLETED 2014



ETESIAN AT HARBOUR QUAYS  
HARBOUR QUAYS, GOLD COAST – COMPLETED 2013

Aniko Group was formed by George Mastrocostas in 2017 after running Emandar Group for 10 years. His core vision for this young and energised boutique company is not only to deliver affordable luxury homes to the masses, but more so, to create strong lifelong communities in Aniko projects around South East Queensland.

At Aniko, we feel that being part of a recognised and respected company offers our customers stability and confidence in delivery, but at the same time our specialist South East Queensland arm is dedicated to creating unique developments suited to the South East Queensland market where attention to detail and a unique service is key.

We believe this combination enables us to offer a personalised service to our varying range of customers, all of whom have different requirements for where they want to call their own. We recognise everyone is different and seek to reflect this in our diverse development portfolio and create unique buildings where attention to detail is paramount.

We recognise that sometimes it is not easy to choose your perfect home or investment, but we aim to provide dedicated customer service throughout the process to help you make that decision. Our aim is that you are delighted and satisfied to choose Aniko Group.



## THE ANÍKO PROMISE

### GETTING TO KNOW EACH OF OUR CUSTOMERS PERSONALLY

We want to treat people as we wish to be treated ourselves. We listen to our customers and are committed to understanding their needs, so we can delight them with our service.

### TAKING PERSONAL RESPONSIBILITY FOR OUR CUSTOMERS' NEEDS

Every one at Aníko Group is personally responsible for fulfilling the needs of our customers. If a customer contacts an Aníko Group representative, the person who receives the enquiry will take responsibility for seeing that their questions are answered.

### ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by understanding our customers and providing outstanding service, they will recommend us to their family and friends. When they do, we will reciprocate with genuine appreciation and ensure they are rewarded and taken care of.

### CARING ABOUT OUR NEIGHBOURS

We take responsibility to create homes that enhance neighbourhoods for our customers and their neighbours to enjoy. As well as knowing our customers, we are committed to knowing the communities in which we work. We will strive to earn the trust of our neighbours and we want them to be able to openly credit the places we create.

### TAKING CARE OF TOMORROW BY BEING SUSTAINABLE TODAY

We are committed to being sustainable and we know our customers want to be too. We will take the time to explain the sustainability features of the new homes and help our customers to live in a sustainable manner.

### CARING ABOUT THE LEGACY WE LEAVE BEHIND

When our customers buy an Aníko home, they are contributing to a story that will grow and create lasting value, both for themselves and for the community around them. We are conscious of the legacy we leave behind and we want to be known for creating outstanding places for both the generations of today and tomorrow.

Whilst every effort has been made to accurately describe the details of any development project referred to in this material, the availability of certain products and materials and other changes in circumstances may result in some deviation to the description. The developer, agent, and vendor accept no responsibility for the accuracy of any information contained in this material or for any action taken in reliance thereon by any recipient of the material. Recipients should make their own enquiries to satisfy themselves as to all the aspects of any development or product referred to herein. All models, marketing materials, artists' impressions, and plans in relation to any development are conceptual and illustrative only. All plans, concepts and materials to be used in any development are subject to approval from all relevant authorities. Changes may be made without notice to the whole or any part of the development. This material only contains general information about our products and services. Unless expressly stated otherwise, this material does not constitute an offer or inducement to enter into a legally binding contract, form part of the terms and conditions for our products and services, or purport to provide you with personal, financial, or investment advice of any kind.

## A DEVELOPER OF CHOICE

We know that buying a home or investment property is a significant financial decision.

We aim to make the whole process as simple and straightforward as possible.

The Aniko Group customer journey is a set of procedures designed to ensure all customers have the best possible experience, from reserving their home right through to the aftercare, once the purchase is completed. We pride ourselves on providing our customers with a personalised professional service on all aspects of their purchase.

We are a customer-focused business with a firm commitment to build homes of the highest quality.







ATHENA QUAYS

H O P E I S L A N D

AN ANÍKO GROUP DEVELOPMENT



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